

BEAVERCREEK CITY COUNCIL
REGULAR MEETING July 25, 2016 6:00 p.m.

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Jarvis, Council Member Litteral, Council Member Wallace, Council Member Whilding, Mayor Stone

ABSENT: Council Member Upton, Vice Mayor Vann

Council Member Litteral MOVED to excuse Council Member Upton, and Vice Mayor Vann, seconded by Council Member Wallace. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Michael Cornell, City Manager; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Dianne Lampton, Clerk of Council; Jeff McGrath, Planning & Zoning Director; Steve McHugh, Legal Counsel; Jeff Moorman, City Engineer; Mike Thonnerieux, Public Administrative Services Director

PLEDGE

Council Member Whilding led the pledge and a prayer.

APPROVAL OF AGENDA

Council Member Whilding MOVED to amend the agenda by adding an Executive Session and withdrawing Agenda Item X. B., seconded by Council Member Jarvis. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to approve the agenda as amended, seconded by Council Member Whilding. Motion PASSED by majority voice vote.

PRE-SCHEDULED SPEAKER

Marty Heide, Congressman Turner's Office

Ms. Heide explained this was the ten year anniversary of the passport requirement to enter into Canada and Mexico. She said passports are good for ten years therefore there is a delay in renewing passports by three weeks per the Department of State. If anyone needs a passport quickly please call Congressman Turner's Office at (937) 225-2843.

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Ms. Heide said in 2014 Dayton had the highest heroin overdose death rate in the country. In 2015, Dayton fell to number two but are one track to be number one in 2016. She passed out legislation that is currently being looked at in Washington D.C. at the federal level. Congressman Turner has introduced the Treat Act and she encouraged everyone to educate and talk of what a big problem heroin is.

PUBLIC HEARING – PUD 98-9 MOD 5/16 The Lux at Beavercreek (Tabled at the July 11, 2016 Council meeting)

Council Member Wallace MOVED to untable PUD 98-9 MOD 5-16, seconded by Council Member Whilding. Motion PASSED by majority voice vote.

Clerk Lampton read an application filed by Anthony Birkla, 881 3rd Avenue SW, Suite 100, Carmel, IN 46032. The applicant requests a major modification for 4.53369 acres of land to allow for the construction of one multi-family residential building consisting of approximately 100 apartments located on the northeast corner of the intersection of Hibiscus Way and Park Overlook Drive. The property is further described as Book 1, Page 10, Parcel 115 and 116 on the Greene County Property Tax Atlas.

Applicant Presentation

Anthony Birkla, 881 3rd Ave. SW, Carmel, IN

Mr. Birkla, a partner of Anderson Birla Investment Partners, stated he has a couple of developments in Beavercreek. He said they started in 2007 developing mixed use communities geared toward young professionals who rent by choice and empty nesters. He reviewed the project stating it is about 100 units and is a compliment to the two other developments they currently have in Beavercreek. He described those developments and their locations. He said the development will have its own amenities with each of the properties able to use all of the amenities.

Staff Presentation

Mr. McGrath summarized the staff report dated June 21, 2016, which state this request was for a major modification to allow the construction of one multi-family residential structure that would include 100 units on approximately 4.5 acres. He explained what the original site plan was approved for, how many residential units were permitted in the PUD, the land usage for the PUD, the building setbacks, the building design and materials, the storm water management, landscaping, parking, cross-parking agreement and access points. Mr. McGrath explained due to a grade change the developer expanded the building to four stories while keeping the same amount of units and shrunk the footprint of the

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building allowing for more parking. He requested Council change the first condition to reference the updated plan to July 25, 2016 for the elevation and the site plan. Staff recommended approval with 20 conditions.

Public Input

There being no public input, the public hearing was closed.

Council Input

Council Member Whilding questioned the properties east of the development. Mr. McGrath replied they were small lot higher density residential properties. Council Member Whilding asked how many stories the two other buildings were. Mr. McGrath replied they were three stories but the buildings would be the same height.

Council Member Jarvis questioned how much traffic would impact Hibiscus Drive at Pentagon Blvd. and if there would need to be a light added at that intersection. Mr. McGrath said he would have to refer to the City Engineer regarding the plans for Grange Hall and Park Overlook. He said they have been told the average is 7 trips per day for apartments so the increase would 700 trips in and out each day. Council Member Jarvis said residents have told him that getting onto Pentagon Blvd. during rush hour is very difficult. He asked to consider a light at Pentagon and Hibiscus to accommodate the additional flow. He asked for the reasoning of removing the access point on Park Overlook Drive. Mr. McGrath said it is not needed and would allow for more green space. Council Member Jarvis asked if there had been any issues with the storm water flow downstream. Mr. McGrath said he was not aware of any.

Council Member Litteral said this is a good investment for the city.

Council Member Wallace liked the footprint for the placement of the building, the parking and the quality of the buildings.

Mayor Stone looked forward to this next phase.

Council Member Wallace MOVED to amend condition one by updating as received on July 25, 2016, seconded by Council Member Jarvis. Motion PASSED by majority voice vote.

Motion

Council Member Wallace MOVED as amended, for the purpose of taking administrative action, approval of a PUD Major Modification to the Specific Site Plan for The Lux at Beavercreek, PUD 98-9, MOD 5/16, on the basis that City

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Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a PUD Major Modification approval as per §158.070 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. I further move that this motion with all conditions be fully recorded in the minutes of this Council meeting.”

1. The approved site plan, architectural elevations and landscape plan shall be those plans dated “Received July 25, 2016” except as modified herein.
2. A PUD Agreement must be signed by the owner and a bond or letter of credit for landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City’s landscaping and screening regulations.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and release of any zoning permits for The Lux at Beavercreek. The final landscape plan shall show a row of evergreens along the eastern property line adjacent to the parking lot.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted within three months weather permitting.
5. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
6. Prior to the issuance of any zoning permits, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. Light fixtures shall match the existing fixtures within College Park South.
7. A special lighting assessment district for operational costs and not installation of fixtures shall be created and approved by the City Engineer. The installation of the streetlights is the responsibility of the applicant and not the City.

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8. The building exterior of any of the structures shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.
9. No temporary signs of any kind are permitted unless otherwise approved by the Planning Department and/or Planning Commission.
10. Material and color samples shall be submitted to the Planning Department for review and approval prior to the issuance of any zoning permits.
11. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and met prior to the release of any zoning permits.
12. The construction hours for exterior work shall be limited to 7:00 am to 7:00 pm, Monday thru Saturday.
13. Stop bars and/or stop signs shall be installed and maintained, by the property owner, throughout the parking lot in locations to be approved by the Planning and Engineering Departments.
14. Any portion of the site disturbed by grading and on which no construction occurs within three months after completion of the site grading shall be planted with appropriate ground cover and properly maintained.
15. Mechanical and HVAC equipment must be screened with landscaping and/or parapet walls and shall not be visible to the public.
16. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. The final design shall be reviewed and approved by the Planning Department prior to the issuance of a zoning permit.
17. Prior to the release of any zoning permits, park fees shall be paid.
18. Prior to the release of any zoning permits, impact fees shall be paid.
19. A replat shall be approved by the Planning Department and all necessary bonds and fees shall be paid prior to the release of a zoning permit for any

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building.

20. Aeration and water circulation devices and/or fountains are required for the retention pond(s) and shall be maintained by the owner, developer, or the condo association in perpetuity.

Seconded by Council Member Litteral. Motion PASSED by majority voice vote.

PUBLIC HEARING – PC 16-1 Zoning Code Update

Clerk Lampton read a public hearing for the purpose of reviewing an update to the Zoning Code.

Staff Presentation

Mr. McGrath explained the sign code regulations by the Supreme Court has mandated that all signage within the municipalities be content neutral. He said they have evaluated the signage regulations to be compliant with the federal law. Mr. McGrath stated Council had requested to revisit the allowance for chickens within the city limits and its regulations. He reviewed some of the changes to the regulations based on the Planning Commission's recommendations. He said one request to be added would be the chickens be kept in a pen unless the property was surrounded by a fence. He said there would be a permit required for the coop and there was a sunset provision of one year to decide to continue with the Ordinance. Mr. McGrath reviewed some of the other minor changes to the code regarding the Research Park District.

Public Input

Diana Widmeyer, 1818 Grange Hall Rd., Beavercreek, Ohio

Ms. Widmeyer said she came to this area to live in a home, not a barn. She did not want chickens in her neighborhood. She said they are already there and she was not happy about it. She said if people want chickens go out on a farm or out of the city limits.

Jim Reisen, 826 Vernis Drive, Beavercreek, Ohio

Mr. Reisen appreciated the work staff had done and has made progress. He emphasized these are first and foremost pets and not 20 chickens running around making a mess. He said as pets they are incidental to property use. He said there is an appellate court decision as an incidental use they shouldn't be prohibited; regulated yes. They are no different than dogs, cats or vegetable gardens or fruit trees. He said this is City of Sparta versus Page 2015. He stated they are pets, not commercial or agricultural enterprise. He said they should be kept odor free and clean. He said the other benefit is free range eggs. He said they are much higher in protein and lower in cholesterol.

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Pam Reisen, 826 Vernis Drive, Beavercreek, Ohio

Ms. Reisen said they have chickens and there was one thing that was not brought up when they were talking about the permits. She said most of the things are covered under statutes; noise, smell. She said if you have a dog next door that is not being picked up after the City steps in. She said it shouldn't be any different than whether it's a chicken or a dog. She could have a 150 pound dog in her backyard and that's okay but a five or six pound chicken is objectionable. She said it doesn't make sense. She said she calls them pets with benefits; you get lovely eggs and there are no roosters crowing. She explained they backup to the wetlands so there is no one behind them but they have noise from U.S. 35. She said you couldn't hear a chicken if it did make noise. She said Council should look at it like any other pet.

Phil Parker, 667 Brookmeade Court, Beavercreek, Ohio

Mr. Parker said they are a community of about 46,000 plus and probably have about 18,000 households. He said it's hard to do a survey of all of the citizens other than by ballot. He's had a lot of conversations about this and grew up on a farm. Beavercreek has changed a lot and does not think the average household and citizen wants to deal with chickens and hoped that Council would reconsider this as part of the zoning to allow for chickens. He said many do consider them as pets. He said there are a lot of restrictions you can place on this but he did not think from a property value standpoint this is what the majority of the residents want; to be known as a city who raises chickens and is more rural. He hoped Council would reconsider this portion of the zoning.

Hal Lewis 1423 Town Hall, Beavercreek, Ohio

Mr. Lewis said the people who refer to chickens as pets will take good care of them but that is not the issue. He said the issue is the four out of five who won't. He did not want chickens in his neighborhood. He said we already have chickens in Beavercreek on South Central. He said if the rules say you can't have them why aren't we enforcing those rules. He said part of the problem is we have so many rules on the books and so few people to enforce the rules. He sees the rules not being enforced. He said in a year, everybody is going to pat everybody on the back and if this passes it's going to go forth in a year. He's a farm boy too and hens will crow. Feathers will be flying all over the place and who do you call when one gets out of somebody's yard. He said he called animal control but they won't come; call the police, shoot it? He said these are the questions that need to be answered. He asked how the City was going to handle the chickens that exist right now if they have ten. You can hear roosters in Beavercreek by the golf course. He said these rules will not be enforced.

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Public Input was closed.

Council Input

Council Member Litteral stated we are a community that has limited resources and only one code enforcement officer. She said there are chickens in Beaver Creek and more than the recommended amount for the zoning. She said they are not enforcing those because the City does not have the staffing to do so. She said this would be another example of putting a law that we are not going to enforce. You will have a majority that will take care of the yard but there are a majority that will not. She said we do not have the manpower to put forth an effort on this when we haven't already addressed the issues we have currently.

Council Member Jarvis said we rely upon complaints. He said the code enforcement officer goes out on any type of complaint and investigates. He said if a neighbor complains about chickens that shouldn't be there then we should send somebody out. We don't go looking for issues because of our resources.

Council Member Litteral said that is correct but people complain but they do not call the city. She stated the code enforcement officer does a wonderful job. She knows the chickens are out there. She said the 15,000 square feet is not enough and understands why people would want this but the township area is more beneficial. Her opinion was this should not be in the zoning.

Council Member Wallace agreed with Council Member Litteral. She said if we allowed chickens it should be a three acre minimum. She said a majority of the emails she has received were negative on this issue. She said some of the properties have five other properties touching the backyard therefore have the potential of three to four yards with chickens. She said this would become a nuisance. She asked what do you do with a chicken that stops laying eggs and be allowed to kill the them on the premises. She said these have not been discussed and was not in favor of allowing chickens on 15,000 square feet in Beaver Creek.

Council Member Jarvis stated there are two sides to this and he hears it every day; those who want chickens for egg production as a safe source of protein and those who are concerned about the effects of chicken on their tightly parceled community. He said those concerns include noise, smells, diseases and chickens running loose. He said there are concerns of the appropriateness of chickens in a city environment and if chickens qualify as pets or as livestock. He said the overwhelming comments he receives from residents is they moved to Beaver Creek to be in a growing, robust, suburban neighborhood. He stated that this is also about property rights as Beaver Creek residents bought homes with

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the expectation that their neighbors would probably not turn into barnyards. Council Member Jarvis referred to a news article in the Cincinnati newspaper discussing the CDC warning about barnyard chickens after 600 people got salmonella, with 100 of those from Ohio, Kentucky and Indiana. He said he had some more recommendations for this. His one suggestion was to require all neighbors to give written permission.

Council Member Whilding was concerned about the number of chickens in the square footage applied. He said we do our enforcement based on complaints. He said if there is nothing in the code that controls what we think about chickens we have nothing we can enforce. He said they should have something in place. He said the people he had spoken to stated it wasn't for them but understood that people have rights to do what they want on their property.

Mayor Stone said some people do consider chickens as pets. He said we are a residential community but there are appropriate places for livestock still in Beavercreek. He said the residents expect that this is residential only with domestic pets. He stated the argument as to whether a chicken is a pet is another issue. He said he is not in favor. Mayor Stone suggested to take this section of the Ordinance out as so not to delay the other zoning code updates.

Mr. McHugh explained Council could make a motion to remove Section 158.126 from the attachment to the Ordinance and move the remainder to the second and third reading.

Council Member Jarvis confirmed they could come back to Section 158.126 in the future.

Council Member Whilding suggested to give a reasonable expectation that Council would revisit this in the near future or it will be put on the shelf however many years it was last time. He said there are people who are concerned about this. It was suggested to discuss this at a future work session.

Council Member Litteral MOVED to removed Section 158.126 from Ordinance 16-17, seconded by Council Member Jarvis. Motion PASSED by majority voice vote. (Against – Whilding)

Ordinance 16-17

Council Member Litteral MOVED to approve Ordinance 16-17 as amended and move to the second and third readings, seconded by Council Member Wallace. Motion PASSED by a majority voice vote.

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ORDINANCES, RESOLUTIONS AND PUDS

Ordinance 16-12 BAN for Not To Exceed \$1.5 million for Lofino Renovation (Second Reading)

Clerk Lampton read an Ordinance providing for the issuance of not to exceed \$1,500,000 building improvement bond anticipation notes by the City of Beavercreek, Ohio in anticipation of the issuance of bonds.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading.

Ordinance 16-14 Re-issue of \$325,000 for Traditions of Beavercreek Assessment Project (Second Reading)

Clerk Lampton read an Ordinance providing for the issuance of not to exceed \$325,000 road improvement special assessment bond anticipation notes (Traditions at Beavercreek Project), first (2016) renewal by the City of Beavercreek, Ohio in anticipation of the issuance of bonds.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading.

Ordinance 16-15 Consolidation of Projects into on BAN (Second Reading)

Clerk Lampton read an Ordinance authorizing the issuance of not to exceed \$1,825,000 of various purpose bond anticipation notes, by the City of Beavercreek, Ohio, in anticipation of the issuance of bonds.

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading.

Resolution 16-16 Substitute House Bill 523 Moratorium

Clerk Lampton read a Resolution by the Beavercreek City Council imposing a moratorium of six months on the issuance and processing of any permits allowing retail dispensaries, cultivators, or processors of medical marijuana within the city of Beavercreek, Ohio

Mr. McHugh stated this was a Resolution for a six month moratorium to allow staff to provide guidance and recommendations to Council with respect to the new bill which will take effect September 8th.

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Council Member Jarvis stated this is good to have time to look at the rules.

Council Member Litteral stated when the governor signs this bill there are several citizens that at some point will look to these services which is based on medical need. She said while we always look out for the citizens' best interests she hoped this would not create any of the citizens to leave the City to get services for the medical marijuana their doctor has prescribed for them.

Council Member Jarvis MOVED to approve Resolution 16-16 seconded by Council Member Whilding. Motion PASSED by a majority voice vote. (Against – Litteral)

LIQUOR PERMITS

Griffin & Young Enterprise LLC DBA The Wandering Griffin & Patio (Transfer)

Chief Evers stated the Ohio Division of Liquor Control sent police notification of a request to transfer a D1, D2, D3, D3A and D6 liquor permit for QSPLA Investments of Ohio Limited DBA Quaker Steak & Lube & Patio, 3725 Presidential Dr., Beavercreek, Ohio 45324 to Griffin & Young Enterprises LLC DBA The Wandering Griffin & Patio, 3725 Presidential Dr., Beavercreek, Ohio 45324. The record checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the applicant/shareholders for this application request. Staff recommended this liquor permit transfer move forward without comment.

Council Member Litteral MOVED to accept without comment, seconded by Council Member Wallace. Motion PASSED by majority voice vote.

DECISION ITEMS

Acceptance of 2nd Quarter 2016 Financial Summary

Mr. Kucera said the budget is looking good year-to-date, revenues are up and expenditures are down.

Council Member Litteral MOVED to accept the 2nd Quarter 2016 Financial Summary, seconded by Council Member Wallace. Motion PASSED by majority voice vote.

CITY MANAGER'S REPORT

Mr. Cornell requested Mr. McGrath to discuss the fruit stand.

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Mr. McGrath explained there was a perception the City was trying to shut down the fruit stand on Patterson Road. He said that is not the case as we welcome them in this community and can remain operational as long as they chose to do so.

He explained this started with a complaint received on March 30, 2016 which stated the camper trailer had not been moved in years and had expired tags. By statute that is a junk and inoperable vehicle and should be removed from the property. He said there were also concerns of the customers parking in the neighboring lot to the east creating parking issues for those businesses. He explained the code enforcement officer followed up on the complaint, completed an inspection and went through the site with the owners. Mr. McGrath displayed photos as a result of the inspection. He explained the inspection resulted in a letter from the City stating the structure and the RV needed to be removed. He said it is customary to review with the owner on site the issues that needed to be addressed. Some of the issues included the roof in major disrepair, 4X4 supports rotting off at ground level and a junk vehicle on the property. He said the letter was mailed on April 8, 2016 and the code enforcement officer spoke with Mrs. Cornwell on April 21, 2016. It was stated in that conversation by Mrs. Cornwell that this was likely to be their last season and requested an extension until the end of the season. Mr. Funk, the code enforcement officer, stated that he would be glad to grant an extension until the end of the season and then re-evaluate the situation. Mr. McGrath stated they kept the orders active in case the owners decided not to run the business next year and make sure it was not an abandoned or vacant structure and it would be taken care of should they chose to shut down the business. He said on April 26, 2016 tall grass was addressed with the owner that needed to be mowed. Mrs. Cornwell said it would be taken care of. Mr. McGrath explained it was stated again by Mrs. Cornwell that this would likely be there last season, the camper would be removed and the structure would be taken down at the end of the season. He said this was the last correspondence with the owner which was allowing them to conduct their business. Mr. McGrath said there was not a requirement for them to build a building or restroom or anything being torn down to get rid of the fruit stand for a residential development. He stated the City does not build houses. He said they appreciate having them in the community and spoke with Mrs. Cornwell today to reiterate the City's position and came to an understanding. She knows she needs to remove the RV which is not operable or licensed and is okay with that. It was discussed that if it were her intent to continue to operate the stand to put some work into the structure so it remains structurally sound. He said we welcome them in the community and nobody is trying to shut them down. He said it was exaggerated but appreciate the community's concern for local businesses like this. It was a well-intended process and gained a lot of weight which was

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exciting to see in the community. He stated it was never the city's intention to shut down the fruit stand.

Mr. Cornell reviewed the upcoming meeting dates.

MAYOR'S REPORT

Mayor Stone thanked the Police Department for the Open House held last Saturday. He attended a new exhibit, Math Alive at the Air Force Museum which will be there until the end of September.

COUNCIL TIME

Council Member Litteral congratulated the Police Department on a successful Open House that was well attended.

Council Member Wallace thanked the Police Department and Texas Roadhouse for supplying food for the event. The Historical Society will be hosting their annual meeting and ice cream social Tuesday at 6:15 p.m. at Wartinger Park. The 100 Women of Greene County will be meeting Tuesday at 5:30.

Council Member Jarvis said the Hilton Garden Inn has been spending every Thursday afternoon at Gardenvue Park renovating. He appreciates the volunteers helping out. The last Summer Concert series will be held Sunday evening.

Council Member Whilding thanked the Police Department and volunteers for helping with the Open House.

CITIZEN COMMENTS

Pam Reisen, 826 Vernis Drive, Beavercreek, Ohio

Ms. Reisen asked if their vote counts. She stated this community voted against marijuana and she thought they were right. She said she could understand medical marijuana but if you think what money or prestige can get you. She said Michael Jackson had the money and could get anything he needed but it killed him. She said Elvis Presley walked into the White House with guns and all because he was Elvis Presley. She said people with money or prestige use it to their advantage. She said this world is run by money and most people will look the other way and she was sorry for that. She said we have some wonderful police officers and she thanked the police officers because they are underpaid and overworked. She said the firemen need more money and are overworked. She said if you can kick a football you make millions of dollars; if you can hit a little ball into a little hole you make millions of dollars. She said this isn't fair as those men put their lives on the line for us every day. She said we're a small

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community but that doesn't mean a crazy person won't come in and kill one of our police officers. She said being in the army she knows what it is to pull the trigger. She said they don't have a choice and she wants people to know our community and the people in her neighborhood all love our police and fire departments and they do a wonderful job. She said as far as the marijuana if it could be used at a hospital or some way to control it. She said if you've got the money, they've got the time.

Citizen comments was closed.

EXECUTIVE SESSION


Council Member Jarvis MOVED to enter into Executive Session at 7:25 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of consideration of the purchase of property for public purposes and conference with city attorney concerning disputes involving the City that are subject to pending or imminent court action, seconded by Council Member Whilding . Motion PASSED by a roll call vote of 5-0.

Council Member Whilding MOVED to adjourn executive session at 7:41 p.m., seconded by Council Member Litteral . Motion was PASSED by roll call vote of 6-0.

Council Member Whilding MOVED to reconvene the meeting, seconded by Council Member Litteral . Motion PASSED by majority voice vote

ADJOURNMENT

Council Member Wallace MOVED to adjourn the meeting at 7:42 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.


Bob Stone, Mayor

ATTEST:


Dianne Lampton
Clerk of Council
Cmin072516